

Community Preservation Act Committee (CPAC)
Meeting Minutes
Tuesday, October 19, 2010

The meeting was called to order at 7:00 pm by Peter Jessop, Chair, in the Community Room, at the Police Department

COMMITTEE MEMBERS IN ATTENDANCE:

Sandra Anderson, Gai Carpenter (arr. approx. 8:00pm), John Gerber, Peter Jessop, Chair; Ellen Kosmer, Vince O'Connor, Vice Chair; Mary Streeter, Clerk; Stan Ziomek

COMMITTEE MEMBERS ABSENT: Michael Jacques

STAFF / OTHERS IN ATTENDANCE: Sonia Aldrich, Dave Ziomek (arr. 8:00pm), Diana Stein, Select Board Liaison

AGENDA

- Financial Status
- Discuss upcoming Special Town Meeting Articles
- Approve any minutes from last year

DISCUSSION

Introductions were made. Sonia Aldrich said there is an Oct. 25 deadline for the CPA Report to Town Meeting to be included in the mailed packet to TM members.

Financial Status – Sonia reviewed financial status. We ended the year in June 2010 with \$400,619.97. The FY11 projected surcharge is conservatively estimated at \$376,000. The actual State Match figure has been received; it is 27.2% -- which is the only number that has changed since our last meeting. Projects voted at 2010 Annual Town Meeting total \$368,511. Sonia estimates that on June 30, 2011 the FY11 Year End Balance will be \$509,027, which does not include any amounts voted at Town Meeting this Fall. For FY12 the estimated surcharge is again estimated at \$376,000. The DOR estimates the State Match will remain the same – 27.2%. Sonia estimates that there will be \$986,547.97 to appropriate from, less Debt Service obligations of \$204,097 for FY12, which leaves \$782,450.97 less any amounts spent this Fall at Town Meeting. Peter commented that the committee has used debt service and begun to accumulate funds to allow larger projects, however the committee could vote to recommend all of the money be spent if we received really great proposals this year. Vince reminded that we have an unusually large amount of funds this year because over \$200,000 in unspent funds from previously approved Historic Preservation projects were returned to the Fund Balance; there were several Open Space projects left on the table because they weren't ready; and we used bonding for the large Hawthorne property purchase and the Housing Authority renovations. Sonia said approximately \$480,000 in new revenue (local Surcharge plus State Match) is received annually.

Review of Call for Proposals Letter

Peter read through the list of recipients to make sure every organization listed had been forwarded the letter by staff or committee members.

Potential Fall Town Meeting articles

We decided on movers and speakers for the 3 sections of Article 7. Part A, \$45,000 for Open Space (Stosz property), will be moved by Vince who will also speak to it along with Dave Ziomek. Part B Open Space reserve will probably not be needed unless we use it to set aside funds for a potential second Open Space purchase in North Amherst. Vince will move and speak to Part B. Part C, Affordable Housing consultant will be moved by Mary; Peter will be the speaker.

MOTION by Stan, 2nd by Mary, to recommend \$15,000 for an affordable Housing consultant for Rolling Green.

VOTED 6-0-1

MINUTES

Motion by Ellen, 2nd by John to approve the minutes of **9/16/2010** as amended. **VOTED 5-0-2** (Sandy and Stan abstained because they were not present on 9/16/10.)

While awaiting the arrival of Dave Ziomek who was at another meeting, the committee discussed a few other CPA-related topics:

CPA Signs – Mary attended last Spring's CPA Conference in Northampton and found it to be very informative. She said many communities use temporary signs to indicate CPA projects. The committee generally was in favor of this idea. We would need to increase our Administrative funds request next Spring if we want some signs.

CPA Report to Town Meeting – Vince would like to see a map of the Stosz property. Mary circulated a couple of maps she received from Dave for use at Precinct Meetings. Diana suggested that street names be added to the maps.

Peter will ask Dave Ziomek to write the Open Space portion and Peter will write the Affordable Housing consultant portion.

Update from Dave Ziomek

The Town has applied for a LAND grant for the Stosz purchase at Fall Town Meeting. If the Town Meeting approves part A, we can dismiss Part B since we will have met the 10% Open Space requirement. The deadline for the required 10-acre mitigation related to the Kimball House is December 2011. An APR designation for the Wentworth Farm will likely be a part of this.

Dave said the consultant for Rolling Green will cost up to \$25,000. We could use the already set aside Housing funds of \$17,200 plus additional CPA funds to pay for this. There are only about 2 or 3 people in Massachusetts who have the expertise we are seeking. At Peter's suggestion, Vince made a **motion**, seconded by John, to reconsider Article 7, Section C to amend the amount upwards from \$15,000 to \$25,000 for the consultant for Rolling Green to include the \$17,200 already reserved. **VOTED 5-0-2** (Sandra and Ellen abstained). Dave will work with Koppelman and Paige and Roy Rosenblatt to get solid details on the specialty of law for the bid posting and contract. Ellen was concerned about the "vaporous quality of that figure". Vince suggested the importance of stressing the importance of Rolling Green in the Report to Town Meeting.

Hawthorne House Dave gave an update on tonight's meeting of the Historical Commission with regard to the Hawthorne property. "Following the purchase of the Hawthorne property for the express purpose of recreation, affordable housing, and open space (40% of the land is wetlands), the Town is proceeding with its process." There will be a site walk and house tour on Saturday, November 6 from 9-11 am. There will be a couple of night meetings where we look at the layout of the site and some of the plans. There is no immediate plan to demolish anything. The Historical Commission just voted a 12-month demolition delay with conditions on the house, a 12-month demolition delay on the big barn with no conditions, and no delay on the small barn. Vince pointed out that the small barn is in the best condition. Dave said there would need to be a demolition permit to raise the house up to repair the foundation. In addition to the three main purposes, they will also look at a small community garden area, and a small trail connector. Currently there is no money available for a demolition or even further analysis, but they will try to find some money to do that. Vince suggested this could be part of the block grant request that might include asbestos abatement and foundation repair, which would then make it viable as a Habitat for Humanity project. Peter said it is not viable. Dave said they are fully committed to affordable housing in the current structure with repairs or in a new structure or structures; there is only room for one or two new structures. Gai added that the large barn is not in good shape but is part of the streetscape that goes with the house and part of the Historical Commission's admonition is the request that a cost estimate for a new duplex that maintains the streetscape presented by the existing house be provided to the Historical Commission. Peter estimated that it would take at least a year to put this package together. Dave said he would like to come back to Town Meeting in the Spring to have CPAC define how the \$500,000 is split for recreation and affordable housing restrictions. Dave said each area would have its own restriction as to use. Peter said that should not be done until after the public process. Vince asked whether a wetlands determination had been done and suggested that a grant from Mass. Historical might be sought. Dave said the Historical Commission could come to CPAC in the Spring with a request. Vince suggested seeking multiple sources of funding.

ADJOURNMENT

A motion was made by Stan, 2nd by John to adjourn at 8:27 pm. Voted unanimously.

NEXT MEETINGS

Our next meeting will be **Thursday, November 18 at 7:00 pm**. Additional meetings are scheduled for Dec. 16, Jan. 20, Feb. 3, and Feb. 17.

DOCUMENTS DISTRIBUTED

- Agenda, 1 page
- Spreadsheet "Financial Status for CPAC Funds", 10/5/2010, 1 page
- Letter "Call for Proposals Qualifying for CPA Funding", 10/4/2010, 3 pages
- Text of Warrant Article 7, 2 pages
- LAND Grant Proposal: Cushman Brook Riparian Corridor Project Description with 3 maps, 4 pages
- Minutes of **9/16/2010**, 2 pages

Respectfully submitted by Mary Streeter, Clerk
Approved November 18, 2010